

THE CITY OF SAN DIEGO, CALIFORNIA  
MINUTES FOR SPECIAL JOINT COUNCIL MEETING  
WITH THE REDEVELOPMENT AGENCY  
OF  
TUESDAY, MAY 16, 2000  
AT 10:00 A.M.  
IN THE COUNCIL CHAMBERS - 12TH FLOOR

---

To Council Members Mathis, Wear, Kehoe, Stevens, Warden, Stallings, McCarty, and Vargas, members of the City Council of the City of San Diego, California:

A SPECIAL JOINT MEETING of the City Council with the Redevelopment Agency is hereby called to be held in the Council Chambers, 12th floor City Administration Building, 202 C Street, San Diego, California, on Tuesday, May 16, 2000 at the hour of 10:00 a.m.

Said meeting will be held for the purpose of a joint meeting with the Redevelopment Agency relative to the consideration of:

- The Proposed Disposition and Development Agreement with RTC-1, LLC; approving the sale of property in the City Heights Redevelopment Project Area for the development of the Regional Transportation Center;
- Certifying that the City Council has reviewed and considered the final Environmental Impact Report for the City Heights Redevelopment Project Area and the Environmental Assessment/Finding of No Significant Impact/Mitigated Negative Declaration in connection with the proposed Disposition and Development Agreement;
- The Proposed Disposition and Development Agreement with San Diego Revitalization Corporation; approving the sale of property in the City Heights Redevelopment Project Area for the development of the City Heights Urban Village Town Homes and Office Center Project.

Dated May 5, 2000

SUSAN GOLDING, MAYOR

**Table of Contents**

CHRONOLOGY OF THE MEETING .....	3
ATTENDANCE DURING THE MEETING .....	3
ITEM-1: ROLL CALL .....	4
ITEM-601: <u>Four</u> actions related to the Disposition and Development Agreement with RTC-1, LLC for an Alternative Fuels Vehicle Center (Regional Transportation Center) in the City Heights Redevelopment Project Area. .....	4
ITEM-602: <u>Two</u> actions related to Disposition and Development Agreement with San Diego Revitalization Corporation for the City Heights Urban Village Town Homes and Office Center Project. .....	5
ADJOURNMENT .....	7

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Mayor Golding at 10:11 a.m. The meeting was recessed by Mayor Golding at 10:12 a.m.

The meeting was reconvened by Deputy Mayor Mathis at 2:07 p.m. Deputy Mayor Mathis adjourned the meeting at 3:20 p.m.

**ATTENDANCE DURING THE MEETING:**

(M) Mayor Golding-present

(1) Council Member Mathis-present

(2) Council Member Wear-present

(3) Council Member Kehoe-present

(4) Council Member Stevens-present

(5) Council Member Warden-present

(6) Council Member Stallings-present

(7) Council Member McCarty-present

(8) Council Member Vargas-present

Clerk-Fishkin (pr/ew)

FILE LOCATION: MINUTES

**ITEM-1: ROLL CALL**

Clerk Fishkin called the roll:

- (M) Mayor Golding-present
- (1) Council Member Mathis-present
- (2) Council Member Wear-present
- (3) Council Member Kehoe-present
- (4) Council Member Stevens-present
- (5) Council Member Warden-present
- (6) Council Member Stallings-present
- (7) Council Member McCarty-present
- (8) Council Member Vargas-present

ITEM-601: Four actions related to the Disposition and Development Agreement with RTC-1, LLC for an Alternative Fuels Vehicle Center (Regional Transportation Center) in the City Heights Redevelopment Project Area.

(See City Manager Report RA-00-05. City Heights Redevelopment Project Area. District-3.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolutions:

Subitem-A: (R-2000-1303) ADOPTED AS RESOLUTION R-293148

Certifying that the information contained in LDR-99-0565 has been completed in compliance with the California Environmental Quality Act and State CEQA guidelines and the National Environmental Policy Act; certifying that the City Council has reviewed and considered the information contained in the Final Environmental Impact Report for the City Heights Redevelopment Project and the Environmental Assessment and Finding of No Significant Impact/Mitigated Declaration; adopting the Mitigation, Monitoring and Reporting Program; making certain findings.

Subitem-B: (R-2000-1304) ADOPTED AS RESOLUTION R-293149

Approving the sale of certain property in the City Heights Redevelopment Project Area for the development of the Regional Transportation Center; approving the Disposition and Development Agreement with RTC-1; making certain findings with respect to the sale.

Subitem-C: (R-2000-1337) ADOPTED AS RESOLUTION R-293150

Authorizing the submittal of an amendment to the application to the United States Department of Housing and Urban Development (HUD) for a Section 108 loan to fund property acquisition and relocation costs for the Regional Transportation Center Project.

Subitem-D: (R-2000-1336) ADOPTED AS RESOLUTION R-293151

Setting forth the legal authority and certifications necessary to make an amendment to the application for Section 108 loan guarantee funds for the Regional Transportation Center Project.

Aud. Cert. 2001103.

**NOTE:** See the Redevelopment Agency Agenda of May 16, 2000 for a companion item.

**FILE LOCATION:** Subitems A, B, C & D: MEET

**COUNCIL ACTION:** (Tape location: A101-113.)

MOTION BY WEAR TO ADOPT. Second by Stallings. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-yea.

ITEM-602: Two actions related to Disposition and Development Agreement with San Diego Revitalization Corporation for the City Heights Urban Village Town Homes and Office Center Project.

(See City Manager Report RA-00-06. City Heights Redevelopment Project Area.  
District-3.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolutions:

Subitem-A: (R-2000-1306) ADOPTED AS RESOLUTION R-293154

Stating for the record that the previously certified Mitigated Negative Declaration  
EAS-96-0135BG, adopted by Resolution R-288149 on December 3, 1996, has  
been reviewed and considered prior to approving the project.

Subitem-B: (R-2000-1307) ADOPTED AS RESOLUTION R-293155

Approving the sale of certain property in the City Heights Redevelopment Project  
Area for the development of the City Heights Urban Village Town Homes and  
Office Center Project, a mixed use project; approving the Disposition and  
Development Agreement with San Diego Revitalization Corporation; making  
certain findings with respect to the sale.

**NOTE:** See the Redevelopment Agency Agenda of May 16, 2000 for a companion item.

**FILE LOCATION:** Subitems A & B: MEET

**COUNCIL ACTION:** (Tape location: E004-F442.)

Hearing began at 2:07 p.m. and halted at 3:20 p.m.

Testimony in opposition by Maria Higareda, Fred Gordon, Max Atiya, Karen Grimmer,  
Fadi Atiya, Jeffrey Silverman, Jim Varnadore, and Kim Tran.

Testimony in favor by Barry McComic, Al Stasukevich, John Stump, and James  
Lombardi.

MOTION BY KEHOE TO ADOPT THE RESOLUTION APPROVING THE CITY MANAGER'S RECOMMENDATION AND TO HAVE THE PROJECT GET UNDERWAY AS SOON AS POSSIBLE. Second by Stevens. Passed by the following vote: Mathis-yea, Wear-yea, Kehoe-yea, Stevens-yea, Warden-yea, Stallings-yea, McCarty-yea, Vargas-yea, Mayor Golding-not present.

**ADJOURNMENT:**

The meeting was adjourned by Deputy Mayor Mathis at 3:20 p.m.

FILE LOCATION: MINUTES

COUNCIL ACTION: (Tape location: F442).